

SALEM PLANNING AND ZONING COMMISSION

REGULAR MEETING

November 22, 2011

7:00

Present: K. Buckley-Chairperson, R. Amato, D. Bingham, G. Fogarty, R. Savalle,
V. Smith, H. Green, W. Volberg, M. Chinatti, Town Planner/ZEO, S. Spang,
Recording Secretary

Absent: G. Walter, Alt. Vacancy

Guests See Sign in Sheet

CALL TO ORDER:

K. Buckley called the meeting to order at 7:04. She introduced the members present.

With the consent of the members, H. Green was seated for G. Walter.

ADDITIONS TO THE AGENDA:

Old Business, Item 3-Receipt of Plan of Conservation and Development (POCD)

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT

Matthew Darling introduced himself, stated he moved to Salem a year ago and is interested in serving on the Planning and Zoning Commission (PZC). He stated he is in the construction field and would like to be an active member of the community. He is also attending college for construction management.

V. Smith stated he knows M. Darling and his family, they are members of his church and he would like to see him on the PZC.

K. Buckley informed the members that the December meeting was within the 30 day period in which the Commission can appoint a member.

OLD BUSINESS

1. Regulation Amendment Work Session

K. Buckley explained PA 11-79 to new members and summarized the discussions the Commission has had on the subject.

K. Buckley read and reviewed the regulations the Town of Weston adopted to address PA 11-79 (see file copy). The outstanding difference in Weston's regulations are, if the public improvements are not completed, there will be an assessment of the properties in the subdivision where the public improvements have not been completed, for the total amount of the cost of completing said public improvements falling on the property owners.

D. Bingham stated the assessment option creates new problems and makes it more complicated. He would be very careful in considering this option. He liked how Weston separated the various bonds, for example, the erosion and sedimentation bond and other bonds the Commission can ask for.

M. Chinatti stated the assessments would still not solve the issue of the town being left with unfinished public improvements.

K. Buckley stated that not asking for bonding is the extreme option.

R. Amato suggested waiting to see what other towns come up with to address PA 11-79.

M. Chinatti stated as far as she is aware Weston is the first in the state to adopt regulations in response to the new legislation.

M. Chinatti explained the difference between the Commission approving a road, and the town adopting a road.

D. Bingham pointed out that engineering and inspections of a road as it gets built have gotten much more thorough in the past few years.

K. Buckley asked if the members thought they were close to making a decision on the proposed regulations.

Members thought they were not ready and wanted more information from an upcoming seminar on the subject and more discussion was needed.

2. Town Center Zone

K. Buckley informed the members that the last POCD, ten years ago, identified a town center concept for Salem as a goal. There was a committee set up in 2006 to research and come up with draft regulations for a Town Center. The committee submitted their draft regulations along with design standards to the Commission and the Commission needs to act on the issue. She suggested early in the first quarter of 2012.

D. Bingham stated the main points of the draft regulations are to allow mixed use housing, where people can work and live in their houses within the village zone. It would also have design standards for the village zone.

3. Plan of Conservation and Development

K. Buckley stated that the POCD Committee has finished their draft and submitted it to the Commission. She stated the POCD is required by state statute every ten years. She informed the members that the committee has been working on the plan for two years and have spent very little money on formulating the plan. K. Buckley stated the Commission would go over the plan at their December 13 meeting and possible schedule a public hearing for early 2012.

NEW BUSINESS

1. New Member Orientation

K. Buckley informed the members that at their December 13 meeting, Attorney Steve Bryne will be at the meeting to go over the rules and responsibilities of a planning and zoning

commission. She also noted that all members received new copies of zoning regulations, subdivision regulations, and bylaws.

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION
REPORT** None.

APPROVAL OF MINUTES-N/A

D. Bingham recused himself at 9:00 from executive session vote and discussion.

EXECUTIVE SESSION-DISCUSS KOBYLUCK LITIGATION

M/S/C (Buckley/Savalle) to go into Executive Session for the purpose of discussing the Kobyluck Litigation and to invite M. Chinatti, Town Planner/ZEO.

Vote: Approved Unanimously

The Commission came out of Executive Session at 9:17PM.

PLUS/DELTAS:

1. Mr. Smith brought up the Commission's Town Hall mail slot and expressed concerns that the box is not checked on a regular basis. He noted two instances when the Republican Town Committee put letters in the box recommending appointments to the Commission's alternate position vacancy; he stated the first was not brought up or somehow disappeared; re the second, he stated that he called to make sure the letter would be presented at the meeting. He stated that he was informed the box is not checked regularly and it was recommended to him that correspondence be handed to the Commission's Administrative Assistant or the Town Planner instead.

Chairman Buckley stated that she does check the box on a weekly basis.

Mr. Amato suggested that there should be a vehicle in the Town Hall that when someone sends a letter it goes to someone, is stamped, and logged in before it is distributed.

Mr. Smith asked if the Commission should have its support staff check the box on a daily basis.

Further discussion ensued.

Chairman Buckley suggested to Mr. Amato that he bring the issue up with the First Selectman.

2. Mr. Amato suggested scheduling a meeting solely for the purpose of a workshop re proposed text amendments to the regulations in response to PA 11-79.

M/S/C (Smith/Savalle) to adjourn at 9:31 PM. Vote: Approved Unanimously

Respectfully Submitted,

Sue Spang

Recording Secretary